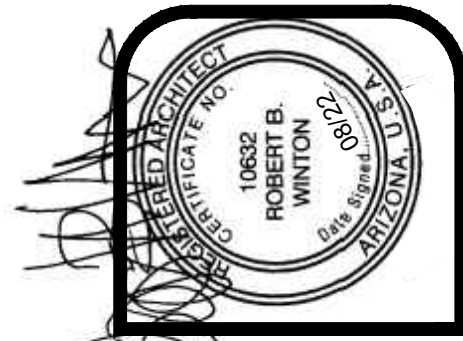
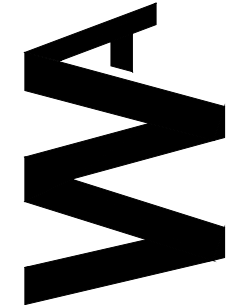




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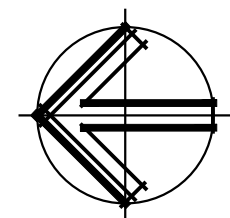
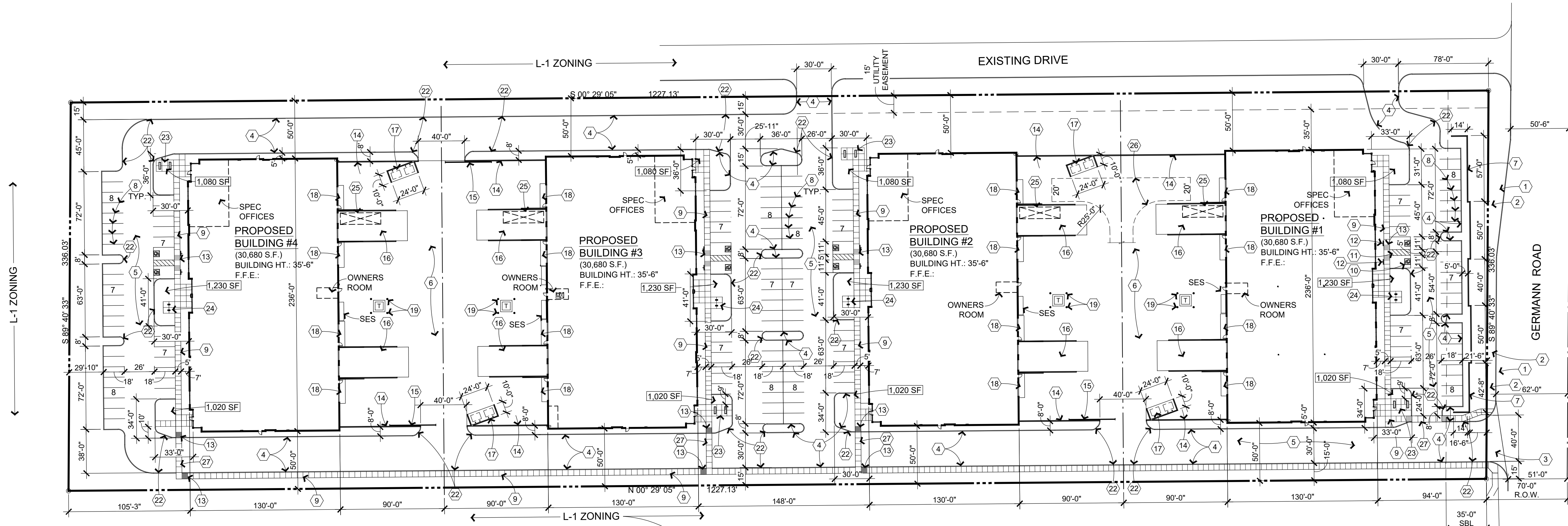
INDUSTRIAL OFFICES / WAREHOUSE COMPLEX:

GATEWAY QUADS
8150 EAST GERMANN ROAD
MESA, ARIZONA
SUN STATE BUILDERS

job no. 21159
drawn LB
approved RBW
date 8/23/22

revisions

SP-1



FINAL SITE PLAN

SCALE: 1" = 50'-0"

50 0 50 100 150

SCALE: 1" = 50'

SITE PLAN KEYNOTES

1. New concrete vertical curb and gutter per civil drawings
2. New 6' wide detached concrete sidewalk per civil drawings
3. New concrete curb cut per civil drawings
4. 6" concrete curb per civil drawings
5. Asphalt pavement per civil drawings
6. Concrete pavement at trucking yard per civil drawings
7. 3'-0" high, 8" Architectural cmu wall per detail, Sheet SP-2
8. 4" wide white painted parking stripes
9. 4" concrete by 5'-0" wide sidewalk with score joints at 5'-0" oc maximum spacing. Provide salt finish
10. Accessible symbol painted on pavement per detail per Sheet SP-2
11. 4" wide yellow painted diagonal striping at 24" oc and at perimeter
12. Accessible signage per detail, Sheet SP-2
13. Ramp up 1:12 maximum slope. Provide score joints at 12" oc per 2010 ADA Standards
14. 8'-0" high, 8" Architectural cmu screen wall per details, Sheet SP-2
15. 40'-0" x 8'-0" manual sliding gates. Gates to be 2" x 3" tube steel with metal deck infill. Provide angle track at grade and Fire Dept Knox Box
16. Concrete truckwell with concrete tilt up retaining walls and 1 1/2" diameter steel pipe guardrails to +3'-6" above finish grade
17. Double trash pad per standard details, Sheet SP-2
18. 6" concrete apron (3500 psi) x 5'-0" wide and flush with finish floor and adjacent grades
19. 6" diameter steel pipe bollards, per detail, Sheet SP-2
20. New fire hydrant per civil drawings
21. Fire Dept Knox Box
22. Fire lane paint marking on face of curb "No Parking- Fire Lane"
23. Outdoor amenity area per detail, Sheet SP-3
24. 10' x 10' bicycle racks per details, Sheet SP-2
25. 10'x 35' Loading space
26. 20' fire lane and hammerhead turnaround
27. 4" concrete (3,500 psi) flush with pavement

PARCEL DESCRIPTION

A portion of the Southwest quarter of the Southeast quarter of Section 5, Township 2 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at a Maricopa County aluminum cap marking the Southeast corner of said Section 5, from which a Maricopa County aluminum cap marking the South quarter bears North 89 degrees 40 minutes 33 seconds West, a distance of 2631.22 feet, said line is the South line of the Southeast quarter of said Section 5 and is the basis of the bearings in this description:
Thence North 89 degrees 40 minutes 33 seconds West, a distance of 1315.61 feet along said South line to the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 5 and to the Point of Beginning;
Thence continuing North 89 degrees 40 minutes 33 seconds West, a distance 336.03 feet to a line 336.00 feet West of and parallel with the East line of said Southwest quarter of said Section 5;
Thence North 00 degrees 29 minutes 11 seconds West, a distance of 1297.13 feet along said parallel line to a line 1297.00 feet North of and parallel with the South line of the Southeast quarter of said Section 5;
Thence South 89 degrees 40 minutes 33 seconds East, a distance of 336.03 feet to the East line of the Southwest quarter of said Southeast quarter of said Section 5; Thence South 00 degrees 29 minutes 11 seconds East, a distance of 1297.13 feet along said East line to the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 5 and to the Point of Beginning.

SCOPE OF WORK: Client is proposing to build four multi tenant shell spec office/warehouse buildings with the possible use of four tenants for each building. In addition to that there will be a common truck yard for each of the two buildings. They will be screened at the East and West sides of the buildings. Vehicle parking will be at the front of each building and they will be a 30'-0" drive around the four buildings with two access points of Germann Road. The buildings will be masonry and have a 24'-0" clear height. Each building will have its own outdoor amenity area and a bicycle rack area. The exterior of each building will have two story glass at each entry, a metal canopy and changing height at the parapet as well as wall elements popping in and out. We

PROJECT DATA

ADDRESS: 8150 E. Germann Rd.

APN: 304-61-011F

ZONING: L1 with Airfield (AF) overlay (A0A3)

PARCEL AREA: Gross= 435,874 SF (10.01 Acres)
Net= 414,030 SF (9.51 Acres)

BUILDING AREA:	Typical Building:
Building 1 = 30,680 SF	Offices = 1,971 SF
Building 2 = 30,680 SF	Whse= 28,709 SF
Building 3 = 30,680 SF	Total= 30,680 SF
Building 4 = 30,680 SF	
Total= 122,720 SF	

LOT COVERAGE: 316,292/414,030 = 76.4%
(includes parking lots & truck courts)

CONSTRUCTION TYPE: VB, AFES

ALLOWABLE AREA: 36,000-30,680 SF

OCCUPANCY: S1= Warehouse
NOTE: User limited to warehousing and distribution

PARKING REQUIRED: Typical For Each Building
Offices = 1,971/375 = 5.26
Warehouse = 28,709/900 = 31.89
Total = 37 Spaces

PARKING PROVIDED: 37 Spaces for each building

ACCESSIBLE SPACES REQUIRED: 2 Spaces per building

ACCESSIBLE SPACES PROVIDED: 2 Spaces per building

BICYCLE SPACES REQUIRED: 36/10 = 4 Spaces per building

BICYCLE SPACES PROVIDED: 4 Spaces per building

OWNER: Chamberlain Development
1050 W. Washington #214
Tempe, AZ. 85281

COMMON OPEN SPACE

Each building = 30,680 x 1% = 307 SF in the front of each building. At the middle of each is a common open space for employees which equals 18' x 41' = 738 SF for each building. This is over twice the area of the 1% for each building.

VICINITY MAP

SCALE: N.T.S.

